

MINUTES
SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONER'S MEETING
SDHDA CONFERENCE ROOM
Telephonic
July 23, 2015

Board Members Present: Lloyd Schipper, Chairman
David Pummel, Vice Chair
Bill Hansen, Commissioner
Steve Kolbeck, Commissioner
Mark Puetz, Commissioner

Board Members Absent: Linda Barker, Commissioner
Brent Dykstra, Commissioner

Staff Present: Mark Lauseng, Executive Director
Todd Hight, Director of Finance and Administration (via telephone)
Brent Adney, Director of Homeownership Programs
Vona Johnson, Director of Rental Housing Management
Lorraine Polak, Director of Rental Housing Development
Mike Harsma, Director of Single Family Development
Amanda Weisgram, Director of Research and Marketing
Stephanie Pierson, Housing Development Officer
Doug Mahowald, Network Administrator
Sheila Ricketts, Marketing/Executive Assistant

Guests Present: Dixie Hieb, Davenport, Evans, Hurwitz & Smith, Counsel to
SDHDA

I. CALL TO ORDER

The meeting was called to order at 10:09 A.M. and roll was called.

II. APPROVAL OF AGENDA

It was moved by Commissioner Kolbeck and seconded by Commissioner Pummel that the Agenda be adopted as amended, but reserving the right to make further changes during the meeting.

Via roll call vote, the following votes were recorded:

Voting AYE: Chairman Schipper; Commissioners Hansen, Kolbeck, Puetz and Pummel.

Excused: Commissioners Barker and Dykstra.

III. EXECUTIVE DIRECTOR'S REPORT

Executive Director Lauseng reported that the Annual Board Meeting would be held August 11 at 1:30 p.m. in Pierre. During the meeting, the 2015 Highlights Report will be given by Directors in place of Program Reports. The Highlights Report for FY 2015 is in the final stages of being completed and will be distributed at the meeting. Executive Director Lauseng also reported the National Council of State Housing Agencies Annual Housing Conference will be in Nashville from September 27th to the 29th. SDHDA's Annual Housing Conference will be in Pierre on October 27th and 28th. Please let Sheila or myself know if you are attending the conference in Nashville by July 26th so we can get you registered.

IV. OLD BUSINESS

A. Resolution No. 15-07-39: Resolution to Modify Commitment of Housing Opportunity Funds for Thunder Valley Regenerative Project

After review and discussion, it was moved by Commissioner Hansen and seconded by Commissioner Kolbeck that the above Resolution be adopted as follows:

WHEREAS, per Resolution 13-12-111, a Conditional Commitment of Housing Opportunity Funds (HOF) in the amount of \$387,941 was previously awarded to the Thunder Valley Regenerative Project (Applicant); and

WHEREAS, Applicant has requested changes to the terms of the HOF Financing due to changes in the project;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director be authorized to modify terms as specified on the Amended Conditional Commitment Summary.

Via roll call vote, the following votes were recorded:

Voting AYE: Chairman Schipper; Commissioners Hansen, Kolbeck, Puetz and Pummel.

Excused: Commissioners Barker and Dykstra.

B. Resolution No. 15-07-40: Resolution to Commit Additional HOME Program Funds for Sioux Falls YMCA Housing Initiative

After review and discussion, it was moved by Commissioner Pummel and seconded by Commissioner Puetz that the above Resolution be adopted as follows:

WHEREAS, per Resolution 13-04-34, a Reservation in the amount of \$668,780 was previously awarded to the following HOME Applicant;

WHEREAS, per Resolution 13-09-73, a Commitment in the amount of \$668,780 was approved;

WHEREAS, due to unforeseen demolition costs and change orders the applicant is requesting additional HOME funds to assist in financing the additional costs; and

WHEREAS, SDHDA is approaching a commitment deadline of July 31, 2015, at which time all 2013 HOME funds and available program income must be committed to eligible activities; allocation of additional HOME funds to the Applicant will allow SDHDA to meet this requirement;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director be authorized to commit additional HOME Funds as follows, for a total commitment of \$559,151:

<u>OWNER/APPLICANT</u>	<u>DEVELOPMENT NAME</u>	<u>GENERAL POOL HOME AMOUNT</u>
Sioux Falls YMCA Housing Initiative Limited Partnership	Sioux Falls YMCA Housing Initiative Sioux Falls, SD	\$559,151

Via roll call vote, the following votes were recorded:

Voting AYE: Chairman Schipper; Commissioners Hansen, Kolbeck, Puetz and Pummel.

Excused: Commissioners Barker and Dykstra.

C. Resolution No. 15-07-41: Resolution to Commit Additional HOME Program Funds for Rapid City Good Samaritan Housing

After review and discussion, it was moved by Commissioner Hansen and seconded by Commissioner Kolbeck that the above Resolution be adopted as follows:

WHEREAS, per Resolution 14-05-24, a Reservation in the amount of \$439,387 was previously awarded to the following HOME Applicant;

WHEREAS, per Resolution 14-10-71, a Commitment in the amount of \$439,387 was approved;

WHEREAS, per Resolution 13-12-109, a Conditional Commitment of Housing Opportunity Funds (HOF) in the amount of \$226,800 was previously awarded to the following applicant;

WHEREAS, SDHDA is approaching a commitment deadline of July 31, 2015, at which time all 2013 HOME funds and available program income must be committed to eligible activities;

WHEREAS, SDHDA would like to replace the HOF allocation with additional HOME funds allowing SDHDA to meet this requirement;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director be authorized to commit additional HOME Funds as follows, for a total commitment of \$226,800:

<u>OWNER/APPLICANT</u>	<u>DEVELOPMENT NAME</u>	<u>GENERAL POOL HOME AMOUNT</u>
Rapid City Good Samaritan Housing, Limited Partnership	Rapid City Good Samaritan Housing Rapid City, SD	\$226,800

Via roll call vote, the following votes were recorded:

Voting AYE: Chairman Schipper; Commissioners Hansen, Kolbeck, Puetz and Pummel.

Excused: Commissioners Barker and Dykstra.

V. **NEW BUSINESS**

A. **Resolution No. 15-07-42: Resolution to Commit HOME Program Funds under the Security Deposit Assistance Program for Brookings County Housing and Redevelopment Commission**

After review and discussion, it was moved by Commissioner Pummel and seconded by Commissioner Puetz that the above Resolution be adopted as follows:

WHEREAS, the following HOME Program application was received for the Security Deposit Assistance Program (SDAP) set-aside; and

WHEREAS, the required documentation has been reviewed and evaluated, and the Applicant has agreed to comply with all HOME requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director be authorized to issue a conditional commitment of HOME funds from the SDAP set-aside for the following:

<u>APPLICANT</u>	<u>SECURITY DEPOSIT ASSISTANCE PROGRAM AMOUNT</u>
Brookings County Housing and Redevelopment Commission Commission	\$18,000

Via roll call vote, the following votes were recorded:

Voting AYE: Chairman Schipper; Commissioners Hansen, Kolbeck, Puetz and Pummel.

Excused: Commissioners Barker and Dykstra.

B. Resolution No. 15-07-43: Resolution to Commit HOME Program Funds under the Security Deposit Assistance Program for Housing and Redevelopment Commission of the City of Aberdeen

After review and discussion, it was moved by Commissioner Hansen and seconded by Commissioner Kolbeck that the above Resolution be adopted as follows:

WHEREAS, the following HOME Program application was received for the Security Deposit Assistance Program (SDAP) set-aside; and

WHEREAS, the required documentation has been reviewed and evaluated, and the Applicant has agreed to comply with all HOME requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director be authorized to issue a commitment of HOME funds from the SDAP set-aside for the following:

APPLICANT
Housing and Redevelopment
Commission of the City
of Aberdeen

SECURITY DEPOSIT
ASSISTANCE
PROGRAM AMOUNT
\$25,000

Via roll call vote, the following votes were recorded:

Voting AYE: Chairman Schipper; Commissioners Hansen, Kolbeck, Puetz and Pummel.

Excused: Commissioners Barker and Dykstra.

VI. DATE OF NEXT MEETING AND ADJOURNMENT

The next Board of Commissioners' Meeting has been scheduled for August 11th at 1:30 p.m. It was moved by Commissioner Kolbeck and seconded by Commissioner Puetz that the meeting adjourn. The meeting adjourned at 10:39 A.M.

Respectfully submitted,

Mark Lauseng
Secretary

DRAFT